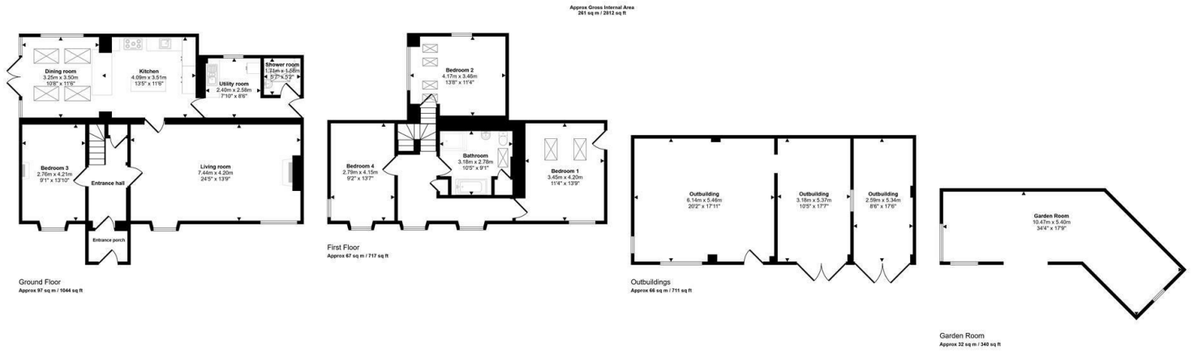


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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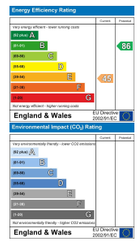






Pengraig Rhydlewis, Rhydlewis, Llandysul, Ceredigion, SA44 5RL

- Detached Character Property
- Approx 0.6 Acres of Grounds & 1 Acre Paddock
- Fishing Rights Along River Ceri
- Ample Off Road Parking
- Oil Central Heating
- Four Bedrooms
- 2 Bathrooms 2 Reception Rooms
- Equestrian Facilities / Sand School
- Approx. 5.4 Miles To Penbryn Beach
- EPC Rating: E



Offers Over £500,000

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We Say...

A charming and characterful four-bedroom country home, boasting **excellent equestrian facilities, including stables, a sand school and a separate paddock of approximately 1 acre, together with fishing rights, all within approximately 5 miles of the beautiful Penbryn Beach and the stunning Ceredigion coastline. Nestled in the rural village of Rhydlewis, this delightful property offers spacious and versatile family accommodation, ample off-road parking and approximately 0.6 acres of grounds. Combining countryside charm, equestrian appeal and easy access to the coast, this wonderful home presents an exciting opportunity for equestrian enthusiasts, outdoor lovers and those seeking an idyllic rural lifestyle.

Upon entering the property, you are welcomed into a useful entrance porch, providing space for coats and shoes. This leads through to the entrance hallway, featuring attractive quarry tiled flooring and providing access to the principal ground floor rooms. To the right is the living room, measuring approximately 24'5" x 13'9". The quarry tiled flooring continues partially into the room, which benefits from two traditional sash windows overlooking the front of the property. A feature fireplace with a log-burning stove creates an attractive focal point and adds to the character and warmth of this reception room.

A door from the living room leads through to the well-appointed kitchen, fitted with a range of wall and base units and complemented by a Rangemaster cooker. There is a comprehensive range of integrated appliances, including a fridge, freezer, wine cooler, microwave and Neff coffee machine. A feature wall with patterned tiling and open shelving adds character, while a breakfast bar provides a practical and sociable space.

An opening leads through to the dining area, where glazed doors provide access to the side of the property. Velux windows allow an abundance of natural light into this generous and versatile space, creating a bright and welcoming area for dining and entertaining. There is also a separate utility area with fitted units, a sink and plumbing for a washing machine.

Beyond the utility area is a useful ground floor wet room. Completing the ground floor is a double bedroom.

From the entrance hallway, a wooden staircase rises to the first floor, where a split-level landing features attractive exposed stone walls, adding further character to the property. A few steps to the left lead to a double bedroom, featuring Velux windows and exposed wooden beams. On the opposite side of the landing are two further bedrooms, including the master. This room benefits from a partly exposed stone wall, attractive wooden ceiling beams and a door leading to a staircase which provides external access to the side of the property. Completing the first floor is the family bathroom, fitted with a WC, wash basin, walk-in shower and bath.

Throughout the property, a wealth of character features have been thoughtfully combined with practical modern additions, creating a versatile and individual home with spacious accommodation arranged over two floors.

To the front of the property is a generous gravelled area offering off-road parking, providing ample space for several vehicles. Also situated to the front is a useful outbuilding/stable block, with a sand school beyond, making this an appealing property for those with equestrian interests. To the side of the property is a paved patio area, conveniently accessed directly from the glazed doors in the dining room, creating an excellent space for outdoor dining and entertaining. A further patio area, with a pergola over, provides a lovely sheltered spot to sit and enjoy the surrounding garden. The remainder of the gardens extend to both sides and the rear of the property and are predominantly laid to lawn, with mature hedging and established trees. Towards the rear of the property, the current owners have began construction of a garden room, which remains unfinished and offers the opportunity for the new owners to complete the project to their own requirements.
Opposite the property, on the other side of the road, is a separate paddock extending to approximately 1.04 acres. The land has previously been used for a pony and benefits from gated access and mature boundaries. The paddock also includes a triple SSSI designation and additionally benefits from Fishing Rights for three rods along the River Ceri which runs along the boundary of this paddock.

The land offers considerable versatility and could appeal to those looking for equestrian or other animal-related use, as well as buyers seeking the opportunity to embrace a more self-sufficient lifestyle, subject to any necessary permissions and restrictions.

The property is approximately 4.3 miles to the rural village of Brynhoffnant, which is situated 11 miles North East of the market town of Cardigan and 9 miles North of Newcastle Emlyn. The village is home to a large primary school and well equipped Londis supermarket and petrol station. Many beaches are in close proximity to the village including the beautiful and secluded National Trust beach of Penbryn (2 miles away), Llangrannog (3.5 miles away), Tresaith (3.2 miles away) and the sea side resort of New Quay (10.4 miles away). Cardigan town offers further amenities including a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops.





DIRECTIONS

From Cardigan head north on A487 until you reach the Gogerddan cross roads. Turn right at the cross roads for Newcastle Emlyn, and take the first left for Betws Ifan / Glynarthen. Continue along this road for approximately 1.6 miles, passing through Betws Ifan and not long after passing the sign for Glynarthen you will come to a cross roads. Here, turn right and follow the road for 1.3 miles and the property will be on your right hand side, denoted by our for sale board. What three words- ///glossed.rarely.skirting

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Ceredigion County Council
DRAINAGE: We are advised that this property is served by private drainage

ref: LW/AMS/09/26/OK

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LOCATION AERIAL VIEW

